



City of Norfolk

Office of the City Manager

C: Dir., Planning & Community Development

July 18, 2006

To the Honorable Council
City of Norfolk, Virginia

Re: General Plan Amendment & Change of
Zoning – 5513 – 5517 East Virginia
Beach Boulevard From C-2 (Corridor
Commercial) and I-2 (Light Industrial) to
conditional IN-1 (Institutional) District.

Ladies and Gentlemen:

I. **Recommended Action:**

Adopt ordinance for General Plan Amendment and Change of Zoning.

II. **Overview**

This agenda item is to permit a General Plan Amendment and Change of Zoning on premises located at 5513 – 5517 East Virginia Beach Boulevard.

III. **Analysis**

A. **General**

The Salvation Army currently owns this 5.5 acre site and is constructing a warehouse/office building on the site. The applicant is proposing to construct 10 single-family style homes, 1 duplex and a small administrative office building on this site.

A recreation facility, also owned by the Salvation Army, is located directly to the west of this site and would be available for use by the residents.

B. **Fiscal**
N/A

C. **Environmental**
N/A

D. **Community Outreach/Notification**

In accordance with the Norfolk City Charter and Virginia state law, a legal notice was posted in the Virginian Pilot on July 4, 2006 and July 11, 2006. Additionally, the Round Bay Road and Poplar Hall residential neighborhoods were sent a notice of the public hearing.

IV. Board/Commission Action

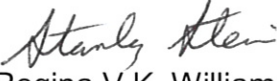
By a 4 to 3 vote, the Planning Commission recommends **approval** of the proposed rezoning subject to the conditions:

- 1) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- 2) The maximum number of adult residents shall be 24.
- 3) The 11 homes and the administrative office will only be used for the following:
 - a) Extended residential program;
 - b) Job training and placement services shall be provided for residents;
 - c) Life skills training, including budgeting, parenting skills, and nutrition, shall be provided for all residents;
 - d) Daycare for children of facility residents shall be provided which will accommodate after school or day care services for residents. After school and day care services will be provided in accordance with state and local regulations;
 - e) All outdoor activities involving children shall be conducted in areas screened from any street frontage along East Virginia Beach Boulevard;
 - f) One building may be used to administer the individual and family social services programs.
- 4) A private security firm will be engaged to patrol the facility from 7:00 p.m. until 7:00 a.m., seven days per week.
- 5) The facility will enforce a zero tolerance policy for drugs and alcohol. Random tests of residents will be conducted and violators will be promptly ejected from the facility and its programs.
- 6) Transitional housing will only be provided for single women and/or women with children.
- 7) Other than those who have a physical and/or mental defect or limitation, adult residents will be required to be employed.
- 8) The existing billboards on the site shall be removed within six (6) months of the date of adoption of this ordinance.

V. Conclusion

It is recommended that the City Council approve the ordinance as presented including conditions.

Respectfully submitted,

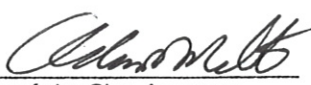

for Regina V.K. Williams
City Manager

6/14/06 trr

Form and Correctness Approved:

Contents Approved:


By


Office of the City Attorney

NORFOLK, VIRGINIA

By

DEPT.

**ORDINANCE No.**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 5513
TO 5517 RABY ROAD FROM C-2 (CORRIDOR COMMERCIAL)
TO CONDITIONAL IN-1 (INSTITUTIONAL)

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 5513 to 5517 Raby Road is hereby rezoned from C-2 (Corridor Commercial) to Conditional IN-1 (Institutional). The property which is the subject of this rezoning is more fully described as follow:

Property located on the northeast corner of East Virginia Beach Boulevard and Raby Road; property fronts 838 feet, more or less, along the northern line of East Virginia Beach Boulevard and 600 feet, more or less, along the eastern line of Raby Road; premises numbered as 5513 to 5517 Raby Road.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

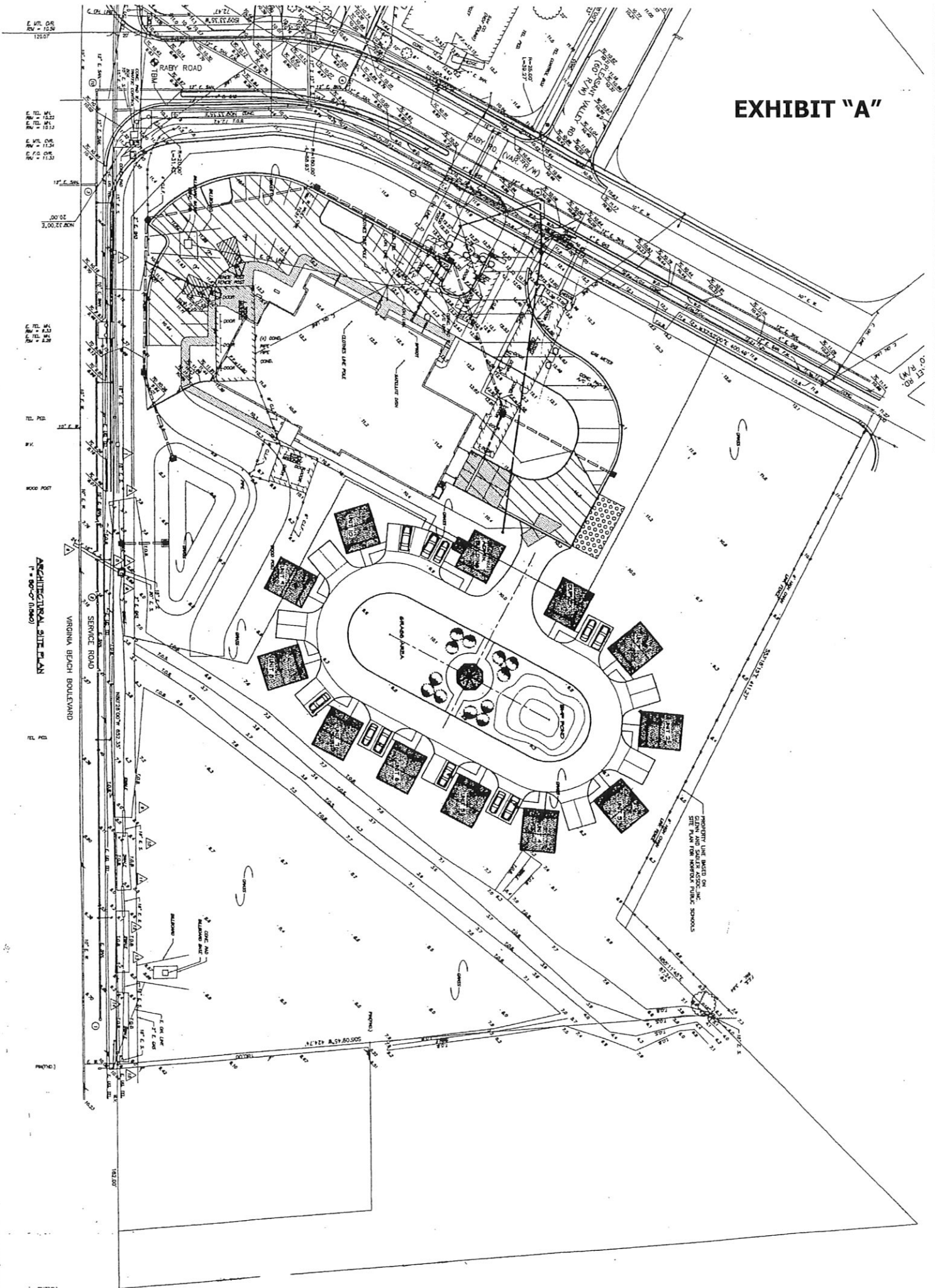
- (a) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- (b) The maximum number of adult residents shall be 24.
- (c) The 11 homes and administrative office will only be used for the following:
 - (1) Extended residential program;

- (2) Job training and placement services shall be provided for residents;
 - (3) Life skills training, including budgeting, parenting skills, and nutrition, shall be provided for all residents;
 - (4) Daycare for children of facility residents shall be provided which will accommodate after school or day care services for residents. After school and day care services will be provided in accordance with state and local regulations;
 - (5) All outdoor activities involving children shall be conducted in areas screened from any street frontage along East Virginia Beach Boulevard;
 - (6) One building may be used to administer the individual and family social services programs.
- (d) A private security firm will be engaged to patrol the facility from 7:00 p.m. until 7:00 a.m., seven days per week.
- (e) The facility will enforce a zero tolerance policy for drugs and alcohol. Random tests of residents will be conducted and violators will be promptly ejected from the facility and its programs.
- (f) Transitional housing will only be provided for single women and/or women with children.
- (g) Other than those who have a physical and/or mental defect or limitation, adult residents will be required to be employed.
- (h) The existing billboards on the site shall be removed within six (6) months of the date of adoption of this ordinance.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

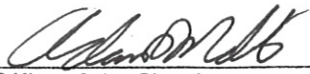
ATTACHMENT
Exhibit A (1 page)

EXHIBIT "A"



Form and Correctness Approved:

Contents Approved:

By 
Office of the City Attorney

NORFOLK, VIRGINIA

By 
DEPT.**ORDINANCE No.**

AN ORDINANCE TO AMEND THE GENERAL PLAN OF NORFOLK, 1992, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 5513 TO 5517 RABY ROAD FROM INDUSTRIAL/TRANSPORTATION/UTILITY TO INSTITUTIONAL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in The General Plan of the City of Norfolk, 1992, for the property located at 5513 to 5517 Raby Road is hereby changed from Industrial/Transportation/Utility to Institutional. The property which is the subject of this change in land use designation is more fully described as follows:

Property located on the northeast corner of East Virginia Beach Boulevard and Raby Road; property fronts 838 feet, more or less, along the northern line of East Virginia Beach Boulevard and 600 feet, more or less, along the eastern line of Raby Road; premises numbered as 5513 to 5517 Raby Road.

Section 2:- That this ordinance shall be in effect from the date of its adoption.



Inter Department Correspondence Sheet

TO: City Manager

FROM: City Planning Commission

COPIES TO:

SUBJECT: Application for a Change of Zoning (Cont. 12 P.H. 25 May 2006)

PART 1: APPLICATION DESCRIPTION:

Nature of Applications:

General Plan Amendment: From industrial/transportation/utility to institutional

Change of Zoning: From C-2 (Corridor Commercial) and I-2 (Light Industrial) to conditional IN-1 (Institutional) District.

Location: 5513 – 5517 E. Virginia Beach Boulevard

Applicant: The Salvation Army

Property owner: The Salvation Army

Description of proposed use:

The Salvation Army currently owns this 5.5 acre site and is constructing a warehouse/office building on the site. The applicant is proposing to construct 10 single-family style homes, 1 duplex and a small administrative office building on this site.

The single-family homes and duplex would be available to single women and women with children as referred to the Salvation Army by other city or state agencies. The housing is intended to be transitional and life skills, budgeting and parenting counseling is required for the residents. Although there are no restrictions placed on length of residency, residents must be employed to remain in the provided housing.

A recreation facility, also owned by the Salvation Army, is located directly to the west of this site and may be used by the residents.

Conditions Proffered

The applicant has proffered the following conditions:

1. There will be no more than 24 adult residents.
2. The 11 homes and administrative office proposed will only be used for the following:
 - a. Extended residential program
 - b. Job training and job placement services shall be provided for residents.
 - c. Life skills training, including budgeting, parenting skills, and nutrition, shall be provided for all residents.
 - d. Daycare for children of facility residents shall be provided which will accommodate after school or day care services for residents. After school and day care services will be provided in accordance with State and local regulations.
 - e. All outdoor activities involving children shall be conducted in areas screened from street frontage along E. Virginia Beach Boulevard.
 - f. One building may be used to administer the individual and family social services programs.
3. A private security firm will be engaged to patrol the facility from 7:00 p.m. until 7:00 a.m., seven days a week.
4. The facility will enforce a zero tolerance policy for drugs and alcohol. Random tests will be conducted and violators will be ejected from the facility and its programs.
5. Transitional housing will only be provided for single women and women with children.
6. Other than clients who have a physical and/or mental defect, or limitations, adults will be required to be employed.
7. The site will be developed in a manner generally conforming to the conceptual site plan.
8. The existing billboards on the site shall be removed.

Description of existing land use pattern:

The site is located on the north side of Virginia Beach Boulevard to the east of Broad Creek and abutting the eastern side of Raby Road. To the south of the site are several C-2 (Corridor Commercial) Districts developed with car related facilities, offices and other conforming commercial uses. Also to the south along the eastern side of Round Bay Road are residential districts developed with multiple-family developments. Further to the south is the Poplar Hall neighborhood which is developed with single-family homes.

To the north of the site are generally industrially zoned properties developed with a mix of industrial uses including the city's bus maintenance facility.

To the west is the Salvation Army's recreation center and further west is the future site of the Union Mission.

To the east is a high-density multiple-family zoning development.

PART 2: ANALYSIS/EVALUATION:

Prior Zoning History:

The Planning Commission has recently considered the following relevant applications in the general vicinity of this application:

1. 2005: A request by the Union Mission to amend the General Plan from industrial/transportation/utility to institutional and to change the zoning from I-2 (Light Industrial) to IN-2 (Institutional Campus District) on property located at 5100 E. Virginia Beach Boulevard. The request was approved.

Neighborhood Impact:

The site is located along a busy commercial corridor. To the north of the site is an industrially zoned and developed area. To the south of the site is generally commercial and high-density residential which acts as a buffer from the traffic and uses on the Boulevard. The proposed use of the site subject to the proffered conditions should not negatively impact the surrounding area.

General Plan Impact:

The General Plan designates this area as industrial/transportation/utility. The applicant is also requesting to amend the General Plan to institutional to bring the proposal into conformance.

Zoning Impact:

The applicant is requesting that the property be rezoned to IN-1 (Institutional District). In accordance with the City of Norfolk Zoning Ordinance, 1992, an Institutional Development Plan to review zoning compliance must be submitted and approved by the Planning Commission and City Council.

PART 3: RECOMMENDATION:

Planning Commission recommends (by a 4 to 3 vote) that the proposed rezoning be approved subject to the conditions. This site is generally surrounded by a busy commercial corridor and commercial uses to the south and industrial uses to the north. The addition of a small residential style transitional housing development should not negatively impact the surrounding land uses:

- 1) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- 2) The maximum number of adult residents shall be 24.
- 3) The 11 homes and administrative office will only be used for the following:
 - a) Extended residential program;
 - b) Job training and placement services shall be provided for residents;
 - c) Life skills training, including budgeting, parenting skills, and nutrition, shall be provided for all residents;
 - d) Daycare for children of facility residents shall be provided which will accommodate after school or day care services for residents. After school and day care services will be provided in accordance with state and local regulations;
 - e) All outdoor activities involving children shall be conducted in areas screened from any street frontage along East Virginia Beach Boulevard;
 - f) One building may be used to administer the individual and family social services programs.
- 4) A private security firm will be engaged to patrol the facility from 7:00 p.m. until 7:00 a.m., seven days per week.

- 5) The facility will enforce a zero tolerance policy for drugs and alcohol. Random tests of residents will be conducted and violators will be promptly ejected from the facility and its programs.
- 6) Transitional housing will only be provided for single women and/or women with children.
- 7) Other than those who have a physical and/or mental defect or limitation, adult residents will be required to be employed.
- 8) The existing billboards on the site shall be removed within six (6) months of the date of adoption of this ordinance.

MAPS:

1. Location and Zoning
2. Site
3. Site Plan

Property Description:

Property fronts 838 feet, more or less, along the northern line of East Virginia Beach Boulevard and 600 feet, more or less, along the eastern line of Raby Road; premises numbered 5513 – 5517 Raby Road.

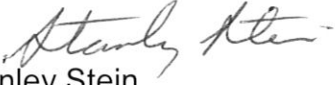
Proponents:

Gene Hogg
825 Indian Cedar Drive
Chesapeake, VA 23320

Harold Rayburn
829 Round Bay
Norfolk, VA 23502

Opponents:

None



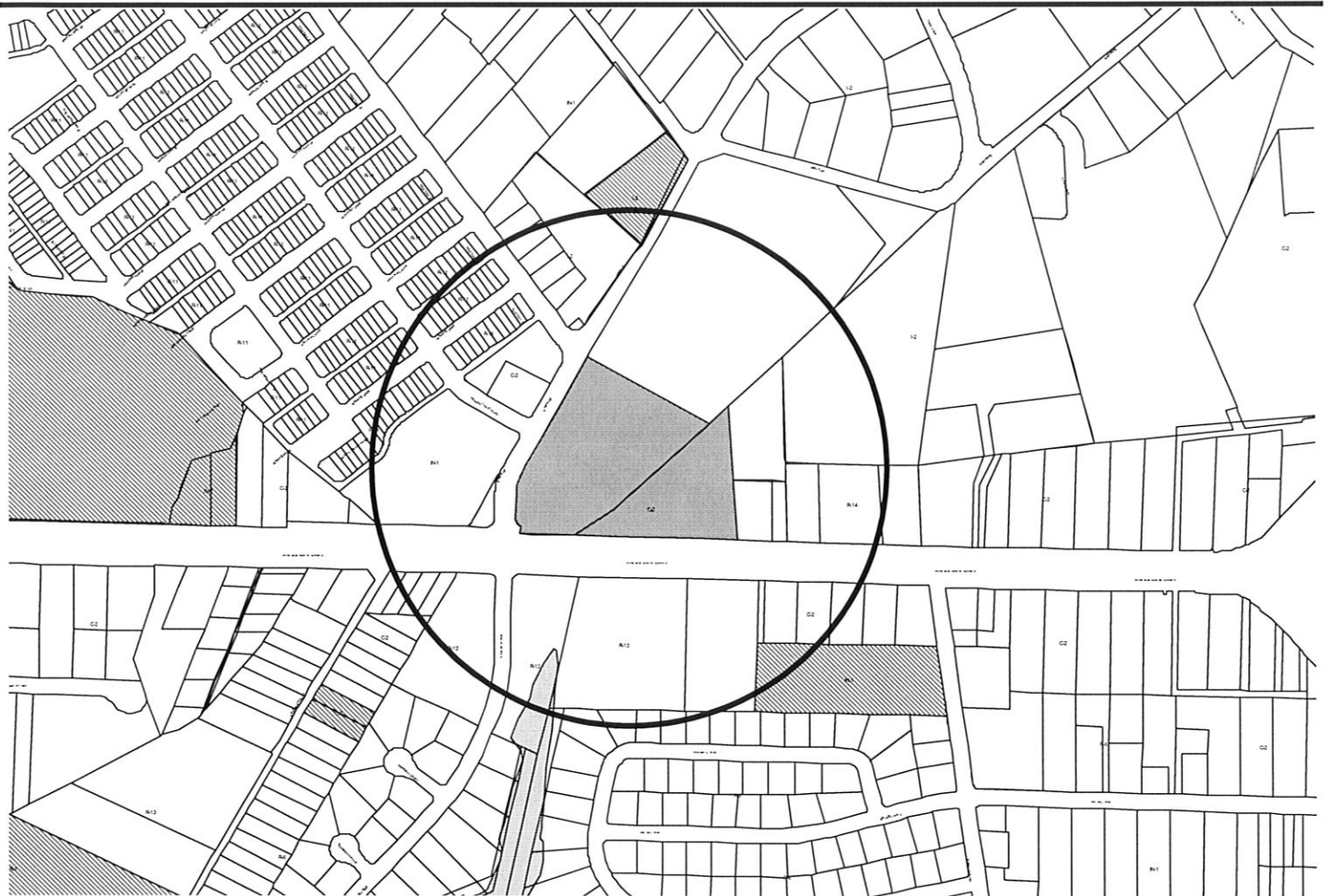
Stanley Stein
Acting Executive Secretary

Attachments

1. LOCATION AND ZONING

PROPOSED GENERAL PLAN AMENDMENT & REZONING

THE SALVATION ARMY
5513-5517 Raby Road



Planning Commission Public Hearing

May 25, 2006

Continued Application 12 a & b



Location



2. SITE

PROPOSED GENERAL PLAN AMENDMENT & REZONING

THE SALVATION ARMY
5513-5517 Raby Road



Planning Commission Public Hearing

May 25, 2006

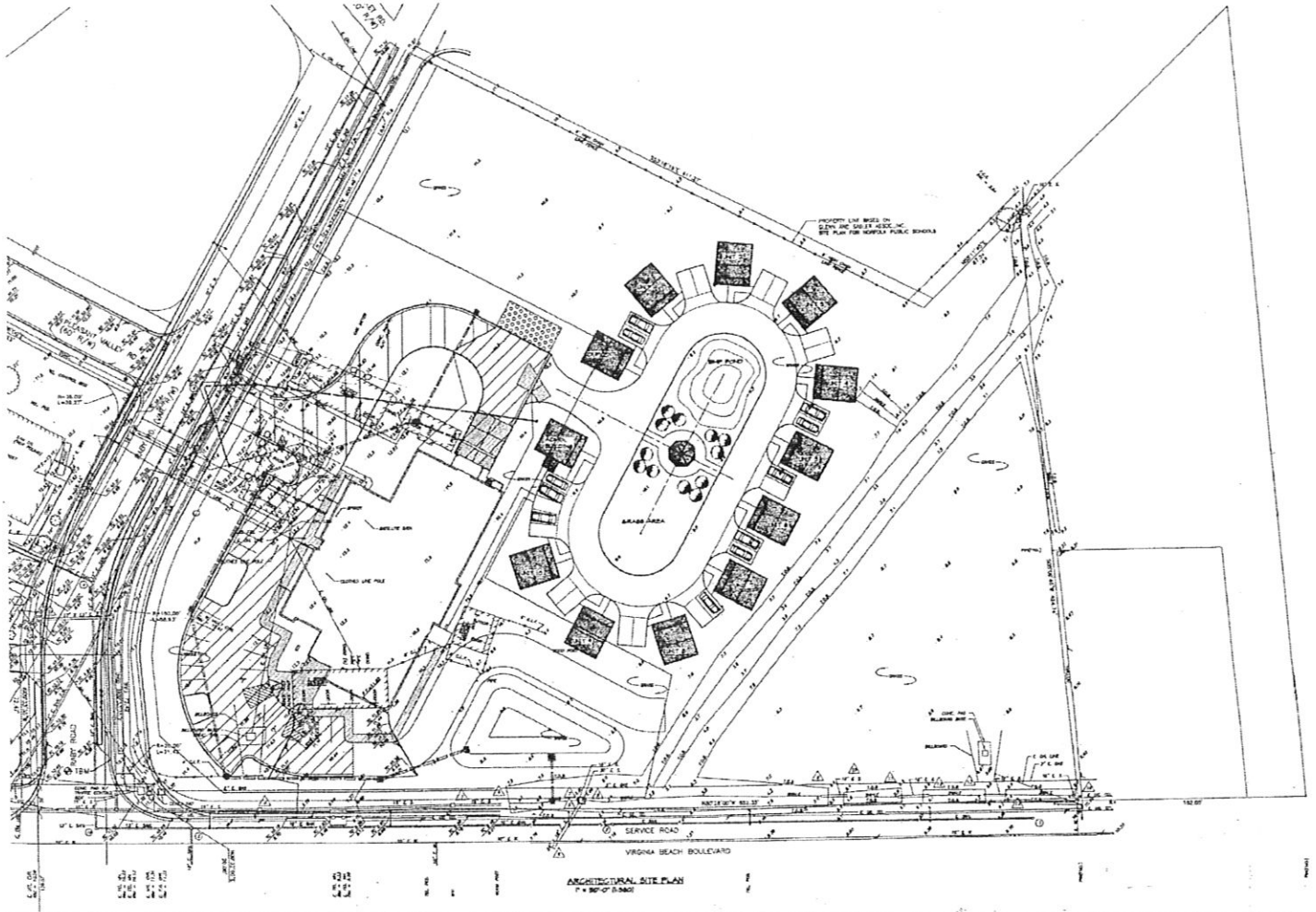
Continued Application 12 a & b

Location

3. SITE PLAN

PROPOSED GENERAL PLAN AMENDMENT & REZONING

THE SALVATION ARMY 5513-5517 Raby Road



Planning Commission Public Hearing

May 25, 2006

Continued Application 12 a & b

